PETITION FOR ZO	ONING VALLINCE
TO THE ZONING COMMISSIONER OF BALTIMO	ORE COUNTY: SA-18から
The undersigned, legal owner(s) of the prodescribed in the description and plat attached he	perty situate in Baltimore County and which is reto and made a part hereof, hereby petition for a
Variance from Section 1B02.3.C (C1) to perr	mit a front yard setback of 10 feet in
lieu of the requested 25 feet and a rear	r yard setback of 24 feet in lieu of the
required 30 feet	
	6
of the Zoning Regulations of Baltimore County, to following reasons: (indicate hardship or practical	the Zoning Law of Baltimore County; for the MAP 55 61
has more than adequate square for industrial home; However because spot that the home is placed on lance. We the owners of this property is to be posted and advertised as	otage to accomodate the proposed to accomodate the proposed to e of the shape of the lot, any will still require a zoning varposed dwelling are quite certain all have no adverse effect on the other properties or facilities also seem to be favorable! s prescribed by Zoning Regulations. Triance advertising, posting, etc., upon filing of this \$22,440 and by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the Zoning	g Law For Baltimore County.
	I/We do solemnly declars and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:	Legal Owner(s):
N/A	Alfred Wallace Sr.
(Type or Print Name)	(Type or Print Name)
Signature	Signature Walland A1
#	Mary Louise Hallace
Address	(Type or Print Name)
City and State	Mary Louise Maccace.
Attorney for Petitioner:	
N/A	4210 Maine Avenue
(Type or Print Name)	Address Phone No.
	Baltimore, Maryland 21207
Signature	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Alfred Wallace Sr.
Attorney's Telephone No.: 17/A	- ·
Attorney's Telephone No.:	Address Phone No.
	2141
ORDERED Ry The Zaning Commissions of	Raltimore County thin 24th
	Baltimore County, this24th day
ofSeptember, 19_86_, that the required by the Zoning Law of Baltimore County out Baltimore County, that property be posted, as	Baltimore County, this24th day e subject matter of this petition be advertised, as t, in two newspapers of general circulation through- nd that the public hearing be had before the Zoning of, County Office Building in Towson, Baltimore

and the state of t

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Your petition has been received and accepted for filing this

Zoning Commissioner

Petitioner's Alfred Wallace, Sre, et

Chairman, Zoning Plans Advisory Committee

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE NW/S of Lodge Farm Road, 1320' E of the c/l of DEPUTY ZONING COMMISSIONER North Point Road (2832 Lodge Farm Road) OF BALTIMORE COUNTY 15th Election District Case No. 87-183-A

Alfred Wallace, Sr., et ux

Petitioners

The Petitioners herein request a zoning variance to permit a front yard setback of 10 feet in lieu of the required 25 feet and a rear yard setback of 24 feet in lieu of the required 30 feet.

Testimony by and on behalf of the Petitioners indicates that they purchased Lot as a homesite, and, additionally, the adjacent 20' wide strip or land needed to provide a driveway with access to Lodge Farm Road (Petitioner's Exhibit 1). Not anticipating a building permit problem, the Petitioners then purchased a pre-fabricated home to be constructed on the site. Because of the long, thin shape of the lot, placement of the home at any other location than the one proposed is impossible.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health. safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore day of November 1986, that the herein request for a zoning variance to permit a front yard setback of 10 feet and a rear yard setback of 24 feet, in accordance with the plan submitted and identified as Petitioner's Exhibit 1, is hereby GRANTED from and after the date of this Order.

November 14, 1986

Enclosed please find a copy of the decision rendered in the above

If you have any further questions on the subject matter, please do not

referenced case. Please be advised that your Petition for Zoning Variance has

Députy Zoning Commissioner

JEAN M. H. JIJNG DEPUTY ZONING COMMISSIONER

RE: Petition for Zoning Variance

NW/S of Lodge Farm Road. 1320' E of the c/1 of

North Point Road (2832 Lodge Farm Road) 15th Election District

Case No. 87-183-A

Very truly yours,

JEÁN M. H. JUNG

Deputy Zoning Commissione

In the 15th Election District.

ZONING DESCRIPTION

Beginning at a point on the northwest side of Lodge Farm Road, 21 feet wide, at a distance of 1320 feet east of the centerline of North Point Road, and thence running: North 52° 31' 26" west 214.97 feet, thence South 41° 28' 20" west 262.02 feet, thence South 59° 05' 02" east 55 feet, thence North 44° 59' 02" east 237.16 feet, thence South 52° 31' 26" east 145.43 feet, thence North 43° 40' 02" east 20.12 feet Being Lots numbered 4, 5, and part of 3, in the subdivision of Hubbert J. Roberts. Book No. 13, Folio 63. Also known as 2832 Lodge Farm Road.

DATE AND TIME: Friday, November 7, 1986, at 10:00 a.m.

LOCATION:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue. Towson, Maryland

PETITION FOR ZONING VARIANCES

15th Election District

Case No. 87-183-A

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Northwest Side of Lodge Farm Rcad, 1320 feet East of the

Centerline of North Point Road (2832 Lodge Farm Road)

Petition for Zoning Variances to permit a front yard setback of 10' in lieu of the required 25' and a rear yard setback of 24' in lieu of the required 30'

Being the property of Alfred Wallace, Sr., et ux plan filed with the Zoning Office. , as shown on plat

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

Phone: 687-6922

17075 FLIG 55

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

November 8, 1985

Northwest side of Lodge Farm Road Part of 3773 folio 229, Part of lot 3, allof lot4 and part of lot 5, plat of Hubbert J. Robert, 13/63

15th District Baltimore County, Maryland Beginning for the same on the northwest side of Lodge Farm Road at the beginning

of the second or North 45 degree 04 minute West 317.15 foot line of the 1 acre parcel of land which by deed dated October 18 1960 and recordedmong the land records of Faltimore County in Liber 3773 folio 229 was conveyed by George Bassett to Lacy T. Bowen and wife; thence leaving Lodge Farm Road and running with and binding on part of said second line as now surveyed North 52 degrees 31 minutes 26 seconds West 214.97 feet to the end of the third line of that parcel of land which by deed dated May 1, 1975 and recorded aforesaid in Liber E.H.K.Jr. 5527 folio 879 was conveyed by Lacy T. Bowen and wife to Richard Lee Austin and wife; thence running and binding reversely on said third line South 41 degrees 28 minutes 20 seconds West 262.02 feet to the northeast side of Roberts Lane (not open) as laid out and shown on the plat of Hubbert J. Robert , said plat recorded aforesaid in Plat Book 13 folio 63; thence running and binding on the northeast side of Roberts LAne South 59 degrees 05 minutes 02 seconds East 55 feet, thence running for two lines of division as follows: North 44 degrees 59 minutes 02 seconds East 237.16 feet and South 52 degrees 31 minutes 26 seconds East 145.43 feet to the northwest side of Lodge Farm Road and to intersect the first line in deed Bassett to Bowen above referred to, and thence running with and binding on part of said first line as now surveyed along the northwest side of Lodge Farm Road North 43 degrees 40 minutes 02 seconds East 20.12 feet to the place of beginning.

Containing 0.44 acres of land more or less.



RE: PETITION FOR VARIANCES NW/S of Lodge Farm Rd., 1320' E of C/L of North Point Rd. (2832: Lodge Farm RD.), 15th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY ALFRED WALLACE, SR., et ux, Case No. 87-183-A

Petitioners

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ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Thyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

Pe r Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 3rd day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Alfred Wallace, Sr., 4210 Maine Avenue, Baltimore, MD 21207, Petitioners.

Company of the second second

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

JMHJ:bjs

Enclosures

cc: People's Counsel

been granted in accordance with the enclosed Order.

OFFICE OF PLANNING & ZONING

TOWSON, MARYLAND 21204

Mr. & Mrs. Alfred Wallace, Sr.

Baltimore, Maryland 21207

Dear Mr. & Mrs. Wallace:

hesitate to contact this office.

ARNOLD JABLON

ZONING COMMISSIONER

4210 Maine Avenue

00 BALTIMORE COUNTY, MARYLAND Mr. Alfred Wallace, Sr. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING September 26, 1986 Mrs. Mary L. Wallace INTER-OFFICE CORRESPONDENCE 4210 Maine Avenue TOWSON, MARYLAND 21204 494-3353 Baltimore, Maryland 21207 Arnold Jablon TO Zoning Commissioner October 24, 1986 ARNOLD JABLON JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ZONING COMMISSIONER Norman E.Gerber, AICP, Director NOTICE OF HEARING FROM Office of Planning and Zoning October 28, 1986 RE: PETITION FOR ZONING VARIANCES NW/S of Lodge Farm Rd., 1320' E of the c/1 SUBJECT Zoning Petition No. 87-183-A of North Point Rd. (2832 Lodge Farm Rd.) 15th Election District Mr. Alfred Wallace. Sr. Alfred Wallace, Sr., et ux - Petitioners Mrs. Mary L. Wallace Case No. 87-183-A 4210 Maine Avenue Paltimore, Maryland 21207 RE: PETITION FOR ZONING VARIANCES Friday, November 7, 1986 NW/S of Lodge Farm Rd., 1320' E of the c/1 This office is not opposed to the granting of the requested of North Point Rd. (2832 Lodge Farm Rd.). PLACE: Room 106, County Office Building, 111 West Chesapeake variances for a residence; however, the term "industrial home" noted 15th Election District on the petitioner's plat is puzzling. Alfred Wallace, Sr., et ux - Petitioners Avenue, Towson, Maryland Case No. 87-183-A Dear Mr. and Mrs. Wallace: This is to advise you that \$66.55 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. NEG: JGH: slb THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Do not remove sign from property from the time it is placed by this office until the day of the hearing itself. of Baltimore County Please make the --re County, Maryland, and remit BALTIMORE COUNTY, MARYLAND lding, Towson, Maryland No. 025605 OFFICE OF FINANCE - REVENUE DIVISION BALTIMORE COUNTY, MARYLAND MISCELLANEOUS CASH RECEIPT OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT P-01-615-090 JICN & POST Alfred Wallace, Sr., 4210 Maine Ave., Balto., RETURNED Md. 21207 RECEIVED ADMORTISTING & POSTENG COSTS RE CASE \$37-182-A FOR TAKINGE TIME 88 5 B11540+4443852:8 .270F B012******5395:a =378F VALIDATION OR SIGNATURE OF CASHIER VALIDATION OR SIGNATURE OF CASHIER CPS-008 W. W. WEN DROPERTY OF LACY T BOWEN 00 556 15 TH DISTRICT BALTIMORE CO, MARY LAND PATE 11-7-85 CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 87-183-14 October 13, 1986 District_15Th COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

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Petitioner: Alfred Wollson Sr. of av

90

PETITION FOR ZONING VARIANCES 15th Election District Case No. 87-183-A

LOCATION: Northwest Side of Lodge Farm Road, 1320 feet East of the Cemerline of North Point Road (2832 Lodge Farm Road)
DATE AND TIME: Friday, November 7, 1986, at 10:00 s.m.
PUBLIC HEARING: Room 106
County Office Building, 111 V
Chesapeake Avenue, Towsor Maryland

The Zoning Commisioner of Baltimare County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a pathic hearing:

Petition for Zoning Variances to permit a front yard aethock of 10 feet in lieu of the required 25 feet and a rear yard setback of 24 feet in lieu of the required 36 feet.

Being the property of Alfred Wallers, Sr., et ux, as shown on past plan filed with the Zoning Office.

In the event that this Petition(2) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, ensertain any request for a stay of the issuance of said permit during this period for good cause

during this period for good cause shows. Such request susts be received in writing by the date of the hearing set above or made a; the hearing.

in Order Of ARNGLD JABLON Zoning Communication of Baltimuse Councy

MIR OF 14

Location of property: NWIS Lodge Farm Rd. 1230' EN PIRA

7832 todgo Form Rd.

Location of Signs: Factor of Ladge Fater Red., Genres. 15' for to Sway

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 16

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., appearing on

Susan Senders Obrect

THE JEFFERSONIAN,

October 16 19 86

10/24/86

LOCATION MAP No ECALE LOTS 4-5 PART OF 3 EX.ZOHING -DR 5.5 GROSS AC-= 1 00 + BOOK No. 13, FOLIO 63 No of LOTS ALLOWED = 5.5 0.41
NO OF LOTS SHOWN = 3
PUBLIC WATER & SEWER AVAILABLE 0.44 ACRES ELECTEON DESTRECT: 15TH SUBDIVISION: HUBBERT J. ROBERTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Mr. Alfred Wallace, Sr. 4210 Maine Avenue

Chairman

MEMBERS

Department of Traffic Engineering

Health Department

Project Planning

Building Department Board of Education

Zoning Administration

State Roads Commission

Bureau of

Engineering

Bureau of

Industrial

Development

Baltimore, Maryland 21207 RE: Item No. 88 - Case No. 87-183-A Petitioner: Alfred Wallace, Sr., et ux Petition for Zoning Variance

Dear Mr. Wallace:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, Zoning Plans Advisory Committee

JED:kkb Enclosures

cc: Frank S. Lee 1277 Neighbors Avenue Baltimore, Maryland 21237 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 NORMAN E. GERBER DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building

OCTOBER 17, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 9, 1986 Item # 88 Property Owner: ALFRED WALLACE, SR. etal Location: BEG. ON NW/S LODGE FARM RO. 1320 E. OF & NORTH POINT RD

Dear Mr. Jablon:

Towson, Maryland 21204

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(X)There are no site planning factors requiring comment.)A County Review Group Meeting is required.)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory.)The circulation on this site is not satisfactory.)The parking arrangement is not satisfactory.)Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations. Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board)Landscaping: Must comply with Baltimore County Landscape Manual.
)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas

(X)Additional comments:

JUST AS A MATTER OF CLARIFICATION:

WHAT IS AN "INDUSTRIAL HOME"? THIS PARCEL

IS ZONED (RESIDENTIAL) DR 5.5.

cc: James Hoswell

David Fields, Acting Chief Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

October 2, 1986

are re-evaluated annually by the County Council.

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 88, 89, 90, 91, 92, 93, and 94.

Very truly yours,

Traffic Engineer Associate II

MSF:1t

ing this period for good cause shown

Such request must be received in writ ing by the date of the hearing set above

ARNOLD JABLON

ZONING COMMISSIONE OF BALTIMORE COUNT

Dundalk Eagle

38 N. Dundalk Ave. Dundalk, Md. 21222

October 16,

1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. - P.O. #81414 - REQ. #L95777 - Case #87-183-A - 67 lines @ was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week xxxxxxxxxxx weeks before the 19_{86} ; that is to say, October

the same was inserted in the issues of Oct. 16, 1986

Kimbel Publication, Inc. per Publisher.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

Paul H. Reincke Chief

September 5, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204

RE: Property Owner: Alfred Wallace, Sr., et ux

Location: Beginning on the NW/S Lodge Farm Road, 1320' E of centerline of North Point Road Item No.: 88 Zoning Agenda: Meeting of 9/9/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to le corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

 $\cdot\cdot$ ($^{ extsf{x}}$) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

) 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

September 16. 1986

TED ZALESKI, JR. DIRECTOR

Mr. arnold Jablon, Zoning Commissioner Office of Planning and Zoning

APPLICABLE ITEMS ARE CIRCLED:

Zoning Advisory Committee Meeting are as follows:

Alfred Wallace, Sr., et ux Beginning on the NW/S Lodge Farm Rd., 1320' E of c/l of North Point Rd. 15th. District:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B.) A building and other miscellaneous permits shall be required before the start of any construction. Residential: Two sets of construction drawings are required to file a permit application. The seal of a

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Deallings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department

C. The requested variance appears to conflict with Section(s) ______, of the Baltimore

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 11) Marko & Sunhan

C. E. Burnham, Chief Building Plans Review

ACRICULTURAL TRANSFER TAX NOT APPLICABLE

August 25, 1986

To Whom It May Concern:

We are requesting a hardship consideration. We are asking that you would consider moving the date of our hearing as close as you possibly can. We are in a precarious situation at this present time. This situation arose because of our conception that we could build any house on the site in question as long as it was a single family dwelling. As a result of this misconception we are in this tight situation. Based on that assumption we went ahead and purchased the proposed industrial (pre-fabricated) home. At the same time the home in which we are currently living was put up for sale. We made these transactions based on the assumption that since we had our own lot and an industrial home that was on the Maryland state approved list of industrial homes, we could have a construction permit in a matter of weeks. However because of this unexpected turn of event we are forced into a long waiting period. In conclusion we are asking that you would consider the fact that winter is fast approaching as we might be forced to wait a much longer period of time. Thank you so much for your consideration. We want to make it clear that we are not blaming our situation on anyone but ourselves, we are just asking for a little help.

Gratefully,

Alfred Wallace Sr.

in the year one thousand nine hundred and eighty-six Lacy T. Bowen and Grace E. Bowen, his wife,

by and between

621370 COOL ROS [13:51

Baltimore County, State of Maryland, parties of the first part, and Alfred Wallace, Sr. and Mary L. Wallace, his wife, of Baltimore City, State of Maryland, parties of the second part.

Witnesserm. That in consideration of the sum of Three Thousand Five Hundred Dollars, (\$3,500.00), the receipt of which is hereby acknowledged.

the said parties of the first part, Lacy T. Bowen and Grace E. Bowen, his wife $t \in \mathcal{E}$ \$\text{C RC/F} \quad 21.00 \\ \text{17.50} \\ \text{C DOCS} \quad 17.50

grant and convey to the said parties of the second part, Alfred Wallace, Sr. and Mary L. Wallace, his wife, as tenants by the entirety, their assigns, the survivor of them, his or her

personal representatives/mixessors and assigns

of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say

BEING KNOWN AND DESIGNATED as Lot No. 3 as shown on a Plat of the Property of Lacy T. Bowen, a metes and bounds description being attached hereto and made a part hereof.

BEING part of the property which by Deed dated October 18, 1960, and recorded among the Land Records of Baltimore County in Liber WJR No. 3773, folio 229, was granted and conveyed by George Bassett and Ardell Bassett, his wife, unto Lacy T. Bowen and Grace E. Bowen. his wife, in fee simple.

BEING ALSO part of the property which by Deed dated November 13, 1964, and recorded among the Land Records of Baltimore County in Liber RRG No. 4389, folio 100, was granted and conveyed by Mattie D. Hunter, widow, et al, unto Lacey T. Bowen and Grace E. Bowen, his wife, in fee simple.

THE SAID Lacey T. Bowen being one and the same person as Lacy T. Bowen.

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

, in fee simple, all

B B Il seeser , . A. ...

654

Lacy T. Bowen and

Grace E. Bowen, his wife

Alfred Wallace, Sr. and

Mary L. Wallace, his wife

Received for Record, . at o'clock ... M. Same day recorded ın Liber No. Folio &c.

one of the Land Records of, and examined per

Cost of Record, \$..... MAIL TO: Mr. and Mrs. Alfred Wallace, Sr. 4210 Maine Avenue

Baltimore, Maryland 21207

THE DAILY RECORD CO. BALTIMORE NO. 21202

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Holli the said described lot of ground and premises to the said parties of the second part, Alfred Wallace, Sr. and Mary L. Wallace, his wife, as tenants by the entirety, their assigns, the survivor of them, his or her

personal representatives successives

, in fee simple.

And the said parties of the first part hereby covenant that they have suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; will warrant specially the property hereby granted; and that they such further assurances of the same as may be requisite

Witness the hands and seals of said grantor s.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 137% day of March in the year one thousand nine hundred and eighty-six the subscriber, a Notary Public of the State aforesaid, personally appeared Lacy T. Bowen and Grace E.

known to me (or satisfactorily proven) to be the persons whose names the within instrument, and acknowledged the foregoing ${f Deed}$ to be ${f their}$ act, and in my presence signed and

In Wilness Whereof, I bereunto set my hand and official seal

Notary Publich

My Commission expires:

July 1, 1986